



## Wheaton Woods Elementary School Modernization, Mandatory Referral No. MR2016001

**MB** Michael Brown, Planner Coordinator, Area 2 Division, [Michael.Brown@montgomeryplanning.org](mailto:Michael.Brown@montgomeryplanning.org), 301.495.4566

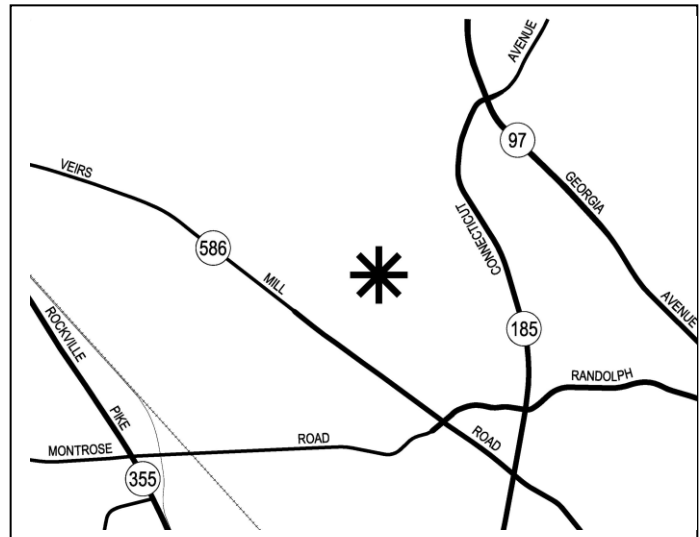
**[KA]** Khalid Afzal, Planner Supervisor, Area 2 Division, [Khalid.Afzal@montgomeryplanning.org](mailto:Khalid.Afzal@montgomeryplanning.org), 301.495.4650

**GK** Glenn Kreger, Chief, Area 2 Division, [Glenn.Kreger@montgomeryplanning.org](mailto:Glenn.Kreger@montgomeryplanning.org), 301.495.4653

Completed: 09/04/15

### Description

- Request to replace the existing one-story 66,763-square-foot building with a two-story 120,154-square-foot building and related site improvements;
- The proposal would increase core capacity from 368 students to 740 students.
- Located at 4510 Faroe Place, Rockville;
- 8.03-acre site zoned R-60 in the *1994 Aspen Hill Master Plan* area;
- Applicant: Montgomery County Public Schools (MCPS)
- Acceptance Date: July 22, 2015



### Summary

- Staff recommends approval to transmit comments to the Montgomery County Public Schools (MCPS).
- The existing one-story building will be replaced with a two-story building, doubling its core capacity.

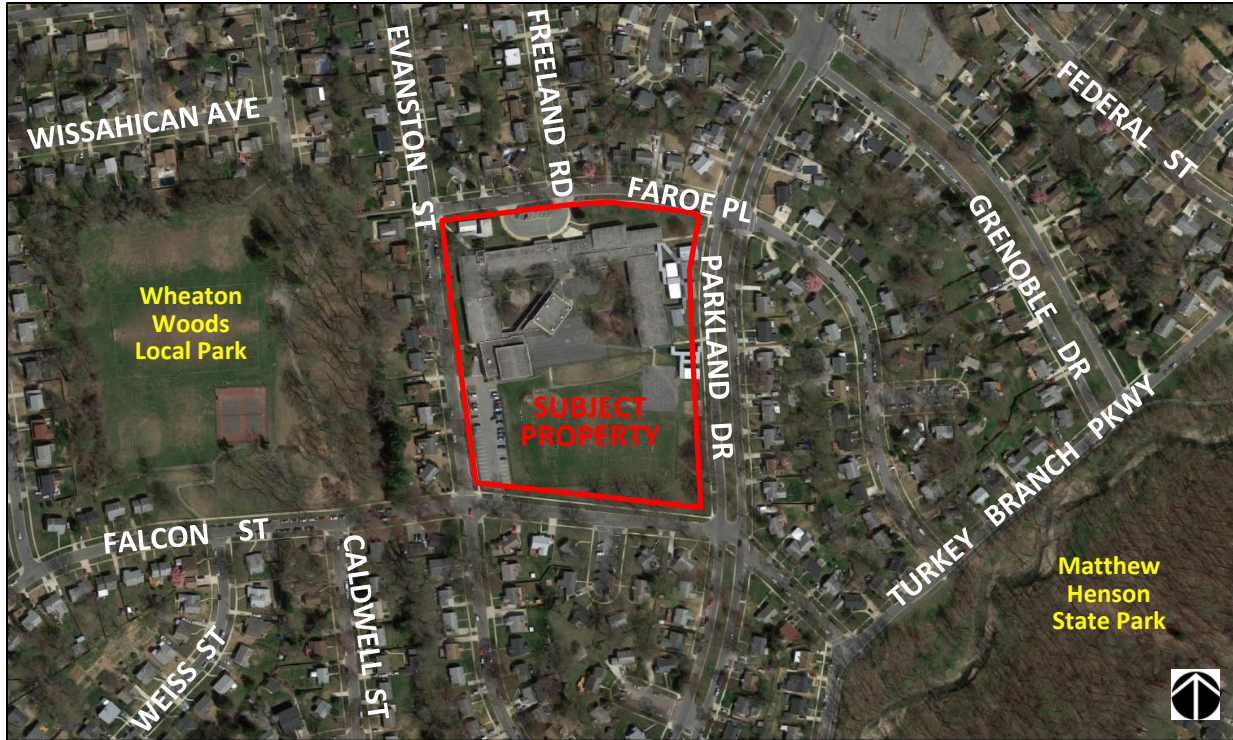
## **SECTION 1: RECOMMENDATION**

1. A new mandatory referral must be submitted for the Planning Board review for any expansion to accommodate more than a core capacity of 740 students and 24 participants in the child day care program as approved under this mandatory referral.
2. The Applicant should upgrade all sidewalks at the perimeter of the school to be a minimum of five feet wide per the Road Code standards.
3. The Applicant should construct a pedestrian path from the sidewalk along Evanston Street to access the playing fields and basement entry/exit.
4. The Applicant should mark a pedestrian crosswalk at the curb cut along Falcon Street consistent with the other proposed crossings.
5. The Applicant should provide inverted-U (or equivalent) bike racks near the building entrances to serve users of playing fields.
6. The Applicant should consider including a vegetable garden, blooming perennials, or small trees in the courtyard design, where feasible.

## **SECTION 2: SITE DESCRIPTION**

### **Site Vicinity**

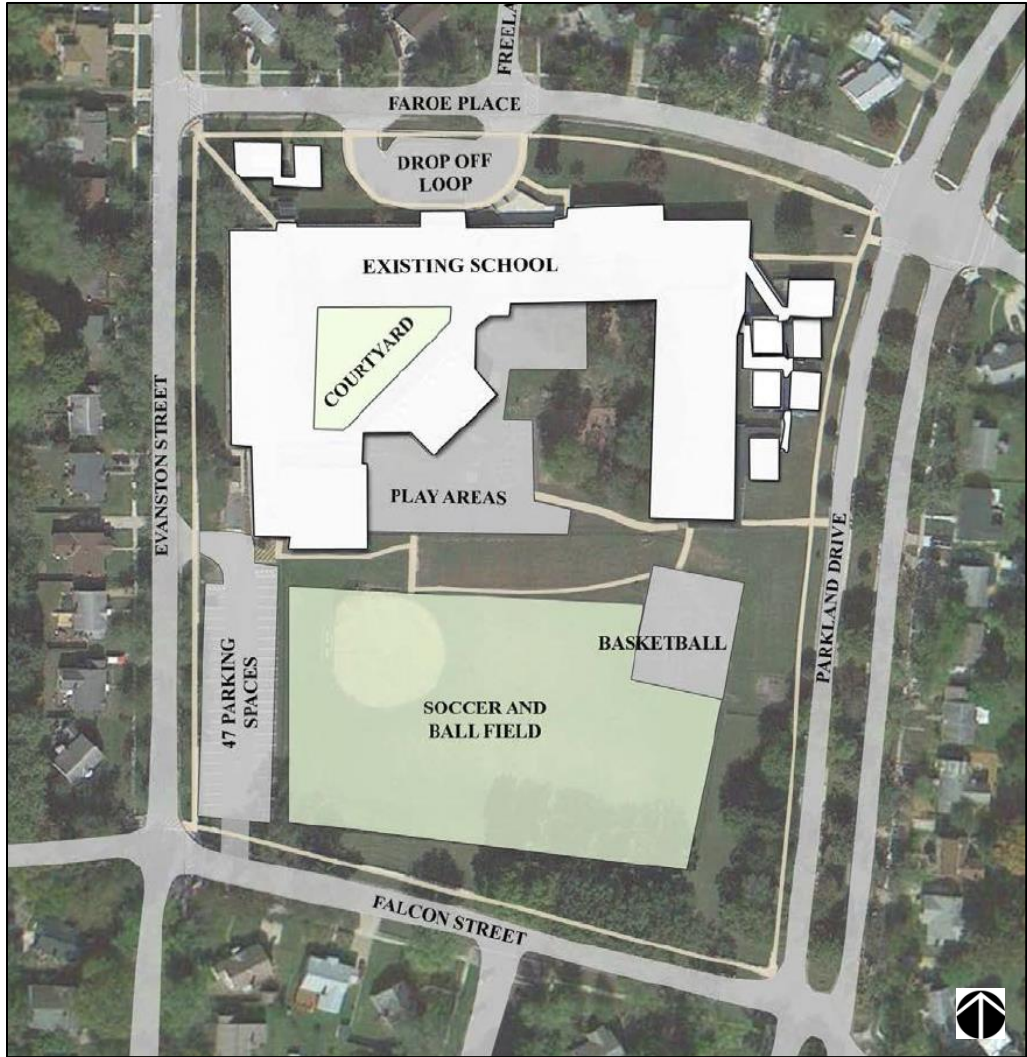
The Subject Property is located at 4510 Faroe Place, Rockville. It is bound by public roads on all sides: Faroe Place to the north, Parkland Drive to the east, Falcon Street to the south and Evanston Street to the west. It lies within a residential neighborhood in the *1994 Aspen Hill Master Plan* (Master Plan). The Subject Property is surrounded on all sides by one-story, single-family residential houses. Wheaton Woods Local Park and Matthew Henson State Park are in close proximity to the Subject Property.



Vicinity Map

### Existing Conditions

The Subject Property generally slopes to the southeast. The site topography consists of two terraced levels with approximately 14-foot difference in elevation. The upper level along Faroe Place provides on-grade access to the existing building entrance, playground equipment, and some play courts. The lower level contains the southern half of the site and includes the ball fields, basketball courts, and a mulched play area. Sidewalks exist along all street frontages. The one-story school has a core capacity of 368. Enrollment for the 2014-15 school year reached 522 students. Eight portable classrooms are located on site to alleviate some of the school's overcrowding. There's no designated area onsite for parents to drop students off. The main site access point for parent drop-off and pick-up is on Faroe Place between Parkland Drive and Evanston Street. The volume of cars arriving to drop-off and pick-up commonly results in traffic congestion. There are 47 parking spaces onsite.



*Subject Property Existing Conditions*

Staff approved a Natural Resource Inventory/Forest Stand Delineation Plan (NRI/FSD) #420151340 on March 13, 2015. There are no known rare, threatened, or endangered species on site; there are no forests, 100-year floodplains, stream buffers, wetlands, or other environmentally sensitive features on site. The Subject Property is within the Lower Rock Creek watershed and has 50 trees of 24" or greater Diameter at Breast Height (DBH). There are no known historic properties or features on site.

Master-Planned Roadway and Bikeway

The 1994 *Aspen Hill Master Plan* recommends Parkland Drive as a primary road, P-16 with a 70-foot wide right-of-way and a Class III bikeway. The current right-of-way is 100 feet wide with a grass median. The 2005 *Countywide Bikeways Functional Master Plan* recommends a signed share roadway, SR-32, along Parkland Drive. Faroe Place, Evanston Street and Falcon Street are secondary residential streets with 60-foot wide rights-of-way that are not listed in the Master Plan. Evanston Street is a one-way, southbound street.

Public Transit Service

Ride-On Route 48 operates along Parkland Drive with 30-minute headways between the Wheaton Metrorail Station and the Rockville Metrorail Station on weekdays and Saturdays. The nearest bus stop is located at the intersection of Parkland Drive and Falcon Street.



*South facing view along Parkland Drive*



*East facing view along Faroe Place Street*



*South facing view along Evanston Street*

# Proposal

The Applicant proposes to demolish the current building and construct a new school with the frontage remaining on Faroe Place. The new structure will be two stories with walk out basement access. With a total of 120,154 square feet, the structure will increase maximum core capacity from 368 to 740 students in kindergarten through the 5<sup>th</sup> grade. This improvement will eliminate the need for eight portable classrooms currently onsite. The building will also include space for a child day care program for a maximum of 24 students.



Proposed Site Plan

## Building and Site Design

The proposed building is divided in two distinct wings separated by the main entry and central corridor spine. The west wing ground floor consists of mostly core facility spaces including the administrative offices, health suite, gymnasium, multi-purpose room, kitchen, serving area and staff lounge. The east wing ground floor consists mostly of classrooms along with child care space and media room. The entire second floor of both wings will consist of classrooms and support spaces. Each wing has an open air courtyard space.

The proposed site layout includes a new parking lot along Faroe Place to accommodate 38 spaces and a driving aisle for student drop off. The drive aisle will accommodate a queue of 19 cars. The existing drop-off loop along Faroe Place will be redesigned and relocated east of its current location. It will accommodate 6 parked buses.

The proposed site layout will maintain the existing split-level configuration--the main building entrance with expanded bus area and a new parking lot along Faroe Place on the upper level; and the athletic fields and open spaces on the lower level. There is a 14-foot grade difference between the two levels with the new building serving as a retaining wall to accommodate the significant grade change. The proposal includes new play areas on a deck along the south façade wall. This elevated play area sits on the unexcavated portion of the new basement. Access to the play areas, courts and fields below is provided by exterior stairs and an accessible ramp, or the basement walk-out entry/exit with interior stairs and an elevator. Along Parkland Drive, retaining walls are necessary to accommodate the grades for the courts and play area adjacent to the public right-of-way. A 10-foot chain link fence will be placed on the retaining wall around the play area for additional safety. The parking lot along Evanston Street will be retained to accommodate 45 spaces.

## Sustainable Design

The Applicant is proposing environmentally-sensitive design and construction features. These include, but are not limited to: managing stormwater for quality and quantity control, using reflective roof surfaces and vegetative roof areas; utilizing energy-conserving technologies with the building envelope, lighting and HVAC systems; utilizing recycled and regionally-manufactured construction materials; and a geothermal field. This project is expected to achieve a silver or higher rating in conformance with Leadership in Energy and Environmental Design (LEED) certification through the United States Green Building Council.

## Vehicular Access Points

The proposed vehicular access points are as follows:

1. A relocated bus loop will have a new, two-way curb cut from Faroe Place with a pork chop island that channelizes inbound and outbound bus traffic.

2. A new parent drop-off/pick-up loop will have a two-way curb cut from Faroe Place opposite Freeland Road with 38-space parking area. Currently, parents drop-off/pick-up their children on-street along Faroe Place and Evanston Street.
3. The existing parking area along Evanston Street will be retained with a relocated curb cut and the existing curb cut from Falcon Street will remain as is. The Evanston Street curb cut will also be utilized to access the loading dock.

Pedestrian and Bicycle Facilities

The proposal includes the following pedestrian improvements:

1. Lead-in sidewalks from Parkland Drive, Evanston Street, and Faroe Place.
2. Handicap ramps and crosswalks at all new or modified curb cuts.

The following is not proposed and should be added:

1. A pedestrian path from the sidewalk along Evanston Street to access the playing fields and basement entry/exit.
2. Upgrading the existing sidewalks along the entire perimeter to at least 5 feet in width.
3. A marked pedestrian crosswalk at the existing curb cut at Falcon Street consistent with the other proposed crossings.
4. Inverted-U bike racks (or equivalent) at the main building entrances and appropriate location(s) to serve the non-school users of playing fields.

Transportation Review

The table below shows the number of trips generated by the increased number of students and staff in the morning (within the weekday morning peak period of 6:30 to 9:30 a.m.) and in the afternoon from 2:30 to 3:30 p.m. (before the standard evening peak period of 4:00 to 7:00 p.m.), plus the trips generated by the after school child day care program.

Number. of Students		Traffic Condition		
		Morning	Afternoon	Evening
Existing Enrollment	522	277	146	School ends before 4 p.m.
Proposed Core Capacity	740	392	207	
Before/After Day Care	24	14	0	14
218 student Increase + Day Care		129	61	14

Since the proposal will generate more than 30 trips, as shown in the table above, a traffic study was required and it analyzed the capacity/Critical Lane Volume (CLV) values at the studied intersections shown in the table below for the following traffic conditions.

1. Existing: Existing traffic conditions.



2. Total: The existing condition plus the site-generated trips generated by the modernized elementary school with a core capacity of up to 740 students (an increase of 218 students) plus a before/after child day care program.

There is no background traffic condition because there are no approved but un-built developments in the site vicinity.

Studied Intersection	Traffic Condition			
	Existing		Total	
	Morning	Afternoon	Morning	Afternoon
Parkland Drive & Faroe Pl	448	320	525	353
Faroe Pl & Proposed Bus Loop	Not existing		132	112
Faroe Pl & Freeland Rd-Existing Loop Exit	114	122	(1-way to 2-way)	
Faroe Pl & Freeland Road-Car Loop	(1-way to 2-way)		179	155
Faroe Pl & Existing Loop Entrance	61	67	To close curb cut	
Evanston St & Faroe Pl	97	93	114	102
Evanston St & Existing Parking Lot Access	106	92	122	101

The intersections analyzed in the traffic study were determined based on the criterion in the *Local Area Transportation Review and Transportation Policy Area Review Guidelines*. The two intersections of Falcon Street with Parkland Drive and the existing parking lot access were not analyzed because they are not the upstream and downstream of the major school driveways from Faroe Place and Evanston Street. Even if they were analyzed in the study, the CLV increase would be 5 or less and not required to be analyzed per the *Guidelines*.

The CLV values for the studied intersections are significantly less than the applicable congestion standard of 1,475 for the Aspen Hill Policy Area. Therefore, Staff does not recommend any intersection improvements.

### Community Outreach

The Applicant has met all proper signage, noticing, and pre-submission meeting requirements. The Applicant held seven community meetings between May 2013 and January 2015. During schematic design and design development phases, the Applicant worked with the community to refine the proposal based on their comments and observations. Staff has not received any correspondence on this application.

## SECTION 3: ANALYSIS

### Master Plan Conformance

The proposal is consistent with, and furthers the recommendations of, the 1994 *Aspen Hill Master Plan*. While there are no specific land use recommendations for the Subject Property, the proposal meets the Master Plan’s general objectives: to encourage the protection, enhancement and continuation of current land use patterns; to protect and reinforce the integrity of existing residential neighborhoods; and ensure a circulation system that minimizes the impact of traffic growth on residential communities.

In the Facilities Chapter, the Plan states support for the “retention of school sites and the modernization and utilization of the existing school.” The proposal to demolish and replace the existing school building with a larger one to increase core capacity is consistent with the recommendation.

### Zoning Requirements

The primary intent of the R-60 Zone is to provide moderate density residential uses, however, public uses such as schools are also permitted. The proposal is consistent with the intent of the zone and meets the requirements of the R-60 Zone demonstrated in the table below.

<b>Development Standard Section 4.4.9 Residential – 60 Zone (R-60)</b>	<b>Permitted/ Required</b>	<b>Proposed</b>
<b>B.1. Lot and Density</b>		
Min. lot area (sf)	6,000	349,910
Min. lot width at front bldg line (ft)	25	555
Min. lot width at front lot line (ft)	25	555
Max. density (units/ac)	7.26	0
Max. lot coverage	35	19
<b>B.2. Building Setback</b>		
Min. front (ft)	25	65
Min. side -One street(ft)	25	25
Min. sum of both sides (ft)	18	50
Min. rear (ft)	20	295
<b>B.3. Building Height</b>		
Max. height of principal bldg (ft)	35	30

## **Neighborhood Compatibility**

While the proposed building is taller than the existing school, compatibility with the existing neighborhood is achieved through design measures that reduce the visual impact of the building's mass from the street and the confronting single-family detached houses. The building setback along Faroe Place is increased to provide more distance between the single-family houses across the street and the proposed two-story school building. Along Parkland Drive and Evanston Street, the building's second story is setback from the first story by approximately 34 and 16 feet, respectively.

The proposed site layout closely resembles the existing conditions with the building oriented to the north along Faroe Place and the ball fields located in the south of the property near Falcon Street. The decision to create a second story avoided the need to expand the footprint and encroach on land that is currently recreation space or green field.

The proposed lighting will not impact confronting residential properties. The proposed fixtures have been located so that no more than 0.1 foot-candles will extend beyond the school property line. On-site landscaping improvements will provide additional canopy cover and shrubs. These improvements create an attractive setting for the school within the residential neighborhood.

## **Adequacy, Safety, and Efficiency**

The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.

The proposed building is located near Faroe Place for ease of access. Locating the building in this area also accommodates the topographical features of the parcel and eliminates the need to blast into rock formation lying beneath the surface. The building placement allows for the existing open space to remain on the southern portion of the Subject Property. While no recreation facilities are required, the proposed open space network includes mulched play areas, hard surfaced play areas, ball courts and ball fields which are available for use by the surrounding community during the hours the school is closed.

The proposed landscaping and lighting for the Site will ensure the area will be safe, adequate, and efficient for year-round use and enjoyment by students, faculty and visitors. A mix of shrubs, shade trees, ornamental trees and foundation plantings are proposed throughout the site.

Vehicular circulation will be adequate, safe and efficient. Curb cuts onto the site are minimized to provide safe pedestrian circulation. Separation of the bus and parent drop-offs and pick-up improves the efficiency of circulation accessing the site. However, to improve the adequacy, safety, and efficiency of the pedestrian circulation, Staff recommends the addition of a lead-in

sidewalk, from Evanston Street to the basement entry and the upgrade of the existing sidewalk to the standard five-foot width at the perimeter of the site per the current Rode Code standard.

## **Environment**

### Forest Conservation Law

The Subject Property is subject to Chapter 22A Montgomery County Forest Conservation Law. Staff recommendations on the Preliminary Forest Conservation Plan are reviewed in a separate report to the Planning Board. The Planning Board should take action on the Preliminary Forest Conservation Plan during the hearing, which will be held jointly with the review of this Mandatory Referral application.

### Stormwater Management

The stormwater management (SWM) concept plan was developed to provide on-site control and treatment of stormwater runoff utilizing a vegetated roof on portions of the new buildings and other Environmental Site Design (ESD) measures, including micro-bio retention, landscape infiltration, and/or other micro-scale stormwater management practices. The Applicant has submitted the SWM plan to the Montgomery County Department of Permitting Service and it was approved on June 12, 2015.

## **Conclusion**

Based on the analysis of this report, Staff recommends approval to transmit comments listed at the front of this report to Montgomery County Public Schools.

## **ATTACHMENT**

1. DPS approval letter of SWM concept plan dated June 12, 2015.

# ATTACHMENT 1



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

June 12, 2015

Mr. Sean Lindaman  
Nobis Engineering  
20410 Century Boulevard, Suite 230  
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request  
for Wheaton Woods Elementary School  
SM File #: 272235  
Tract Size/Zone: 8.03 Ac./R-60  
Total Concept Area: 7.95 Ac.  
Parcel(s): P800  
Watershed: Lower Rock Creek

Dear Mr. Lindaman:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD to the MEP with the use of green roof, permeable pavement, micro-bioretenion. Additional structural treatment is provided via infiltration trenches.

The following **items** will need to be addressed **during/prior to** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Use MCDPS latest design standards for all of the stormwater management structures.
5. At time of design submit additional recommendations from the Geotech for the placement of the infiltration trenches in partial fill. If the Geotech does not recommend the use of infiltration you must look at the use of volume based underground filter structures.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located

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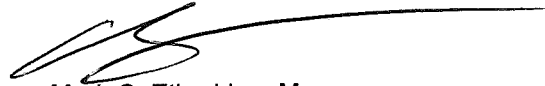
255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY  
[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

Mr. Sean Lindaman  
June 12, 2015  
Page 2 of 2

outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: dwk CN272235 Wheaton Woods Elementary School.DWK

cc: C. Conlon  
SM File # 272235

ESD Acres:	7.95
STRUCTURAL Acres:	0.79
WAIVED Acres:	0.00